

Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 8-29-05	Project No.: PA
Coordinator: Greg Williams	Case No.: 92-DR-2003#2
Project Name: Shurgard Self Storage	09/09/05
Project Location: 8615 East McDowell Road	
Property Details:	
☐ Single-Family Residential ☐ Multi-Family R	Residential Commercial Industrial
Current Zoning: C-4	Proposed Zoning: N/A
Number of Buildings: onc (1) new Building, 17 existing	Parcel Size: 2.89 Acres, 125,714 Sq. Ft.
Gross Floor Area/Total Units: 73,164 Sq. Ft. (new and exist)	Floor Area Ratio/Density: 0.8*125,714= 100,571 Sq.Ft.
Parking Required: 22 spaces	Parking Provided: 24 spaces (inc 3 disabled spaces)
Setbacks: N - N/A S- 25'	E - <u>N/A</u> W - <u>25</u> '
Shurgard is requesting that they be able to re-develop their property to include a new three (3) story air conditioned self storage building, to be located on the North end of their existing site. This will be accomplished by demolishing several existing one (1) story metal / concrete block structures, and remodeling others to accommodate the new structure and facilitate better internal circulation within the site itself. In addition, Shurgard is requesting that they be able to remodel the existing offices, from the current one (1) story structure to a one (1) story structure with a "Light House" element on the frontage to McDowell Road to enhance the current elevation. Along with the development of the new building, Shurgard will be enhancing the landscaping along McDowell Road, providing additional parking, and better access for customers, both near the office and internally, and modifying the decorative fencing that now faces McDowell Road to provide for a more "open" feeling to the facility. The current request complies with the approved CUP (case # 32-CUP-2004), approved on June 23, 2005. See also an attached supplement narrative prepared October 4, 2005 for the CUP case.	

Planning and Development Services Department

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Shurgard Storage - Renovation Development Review Board Narrative

PURPOSE

The purpose of this application is to obtain Development Review Board ("DRB") approval for the renovation of the Shurgard Storage facility located at 8615 East McDowell Road (the "Property").

OVERVIEW

Shurgard Storage Centers, Inc., (the "Applicant"), is proposing to redevelop a portion of the Property, specifically the front of the Property along McDowell Road. The Applicant purchased the Property with an existing self-storage facility that was constructed over time beginning in the 1970's. The Applicant proposes to partially redevelop the Property by (a) eliminating four (4) of the older single-story metal buildings, (b) partially demolishing two (2) single-story metal buildings, (c) replacing the demolished structures with a new, state-of-the-art storage building, (d) adding parking spaces, (e) increasing and refurbishing the landscaped area along McDowell Road, and (f) renovating the street elevations of the office.

Prior to submitting the request for DRB approval, the Applicant has obtained a variance on the open space and frontage open space requirements (3-BA-2005) and a use permit (32-UP-2005) for the self-storage facility. The Applicant will be submitting a request for signage approval under a separate package.

EXISTING SITE

The Property is approximately 2.89 acres (126,000 square feet) in size. The existing layout of the storage facility consists of seventeen (17) single-story buildings, ranging in height between eight (8) and nine (9) feet, and which are utilized for self storage purposes. The buildings were originally constructed in the 1970's with an expansion in the early 1980's. Shurgard acquired the Property in the 1980's, and the Property has not been updated since their purchase. Eleven (11) of the buildings are constructed of concrete block exteriors, with metal and concrete block interiors. The remaining six (6) buildings are constructed entirely of metal. The driveways are asphalt and the main entrance drive off of McDowell Road is approximately thirty (30) feet wide with limited vehicle stacking distance area between the curb cut and the security gate at the entrance to the storage facility. The Property has two-way ingress/egress onto McDowell Road. The majority of the widths of the interior driveways are twenty (20) feet. There are currently two (2) parking spaces and one (1) handicap parking space in front of the storage facility office, immediately adjacent to McDowell Road. Storm water runoff is captured by two (2) retention ponds. One retention pond is located on the south portion of the Property and is approximately 7,250 square feet. A smaller retention area is located on the north portion of the Property (along McDowell Road) and is approximately 4,000 square feet in size. The landscaping on the

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Property consists of an area along McDowell Road which contains an Oleander hedge, a few shrubs and a couple of trees. The landscaping along the rear of the Property consists solely of an Oleander hedge. The perimeter of the Property is secured by either a concrete wall or a perimeter building made of concrete.

RENOVATION

Shurgard's proposal is to significantly redevelop the front portion of the Property, which will enhance the appearance, add landscaping along McDowell Road, provide safer vehicular ingress/egress, bring the Property up to Scottsdale standards, and provide more parking spaces on site. Additionally, access within the facility will be revised to allow circulation throughout the Property primarily for fire vehicles in the event of an emergency.

The renovation of the Property will consist of several elements. Six (6) of the older buildings will be included in the renovation. Specifically, four (4) single-story, metal buildings will be demolished, two (2) single-story, metal buildings will be partially demolished, and the office building along the eastern portion of the Property will be renovated to incorporate updated standards for security equipment and customer convenience. The four (4) metal buildings will be replaced with a state-of-the-art, air conditioned, three (3) story, self storage building. The foot print of the new building is approximately 110 feet by 100 feet. The improvements for the new building include a thirty (30) foot by eighty (80) foot covered loading area intended to keep customers shielded from the elements. The façade for the new building will be constructed of stucco, architectural metal and architectural masonry. The building will be designed with earth tone colors (tans and terra cotta red) with various accents and windows to break-up the building mass as depicted in the elevations included with this submittal.

In addition to the storage units, the single-story office building located at the northeast corner of the Property will be remodeled with similar stucco and masonry upgrades and a bell tower architectural feature. This smaller building is designed in such a fashion as to allow for 24 hour surveillance of the property and contain security equipment for the storage facility. The state of the art storage building and the upgrades to the office building will significantly enhance the McDowell Road streetscape and fulfill one of the goals of revitalizing and improving the appearance of this corridor in South Scottsdale.

Currently, the vehicular circulation, although sufficient for cars, does not provide adequate turning radii for larger vehicles, specifically fire trucks. One portion of the renovation includes the demolition of the ends of two (2) single-story buildings to allow wider turning radii through the balance of the Property. The specific goal of this portion of the renovation is to facilitate fire circulation throughout the storage facility.

Currently, there is an eight (8) to ten (10) foot concrete wall between the storage facility buildings and McDowell Road. The renovation of the Property includes adding black wrought iron view fencing between the buildings facing McDowell Road and removing the concrete wall. This addition, with the enhanced elevations of the new building, will provide a more pleasing view to the McDowell Road corridor.

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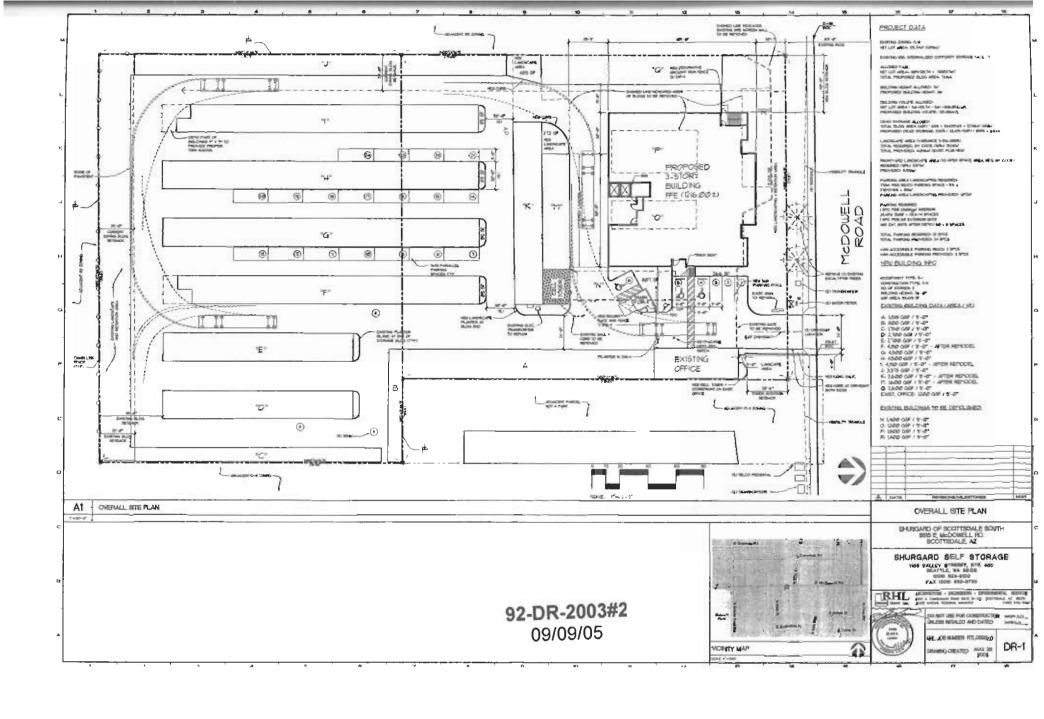
In addition to the removal of the concrete wall, the front landscape along McDowell Road will be improved by increasing the landscape and open space area from approximately 4,000 square feet to 6,000 square feet. Additionally, the existing out of character trees and shrubs will be replaced with desert trees and shrubs more appropriate for the area which are consistent with the current McDowell Road Streetscape Design Guidelines.

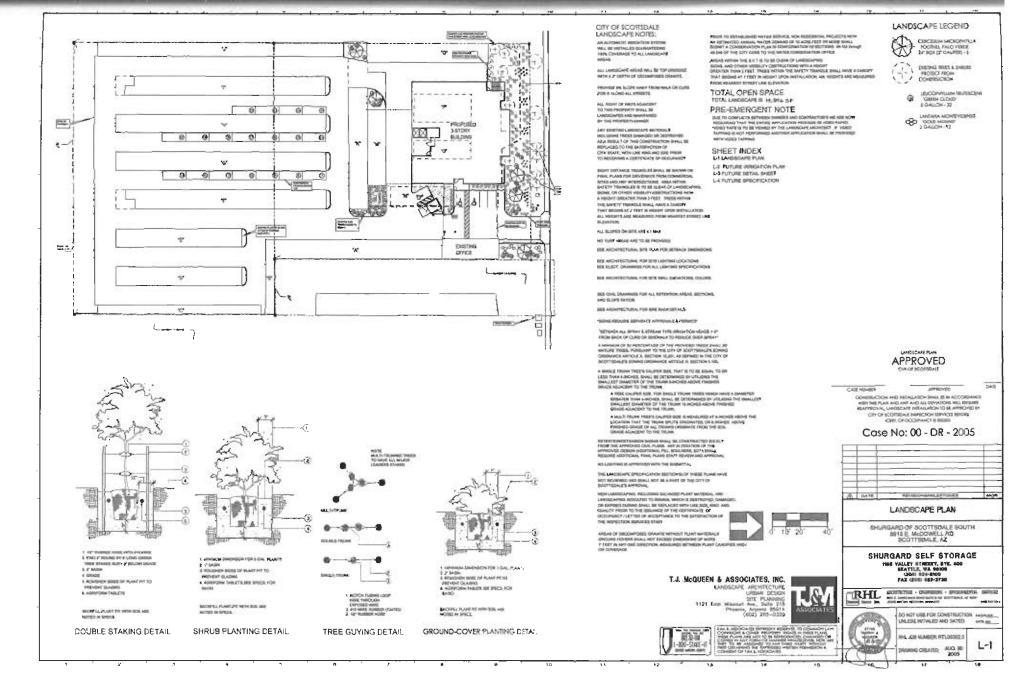
The vehicular stacking area in front of the security gate will increase from sixty (60) feet to over 100 feet from the curb-cut. This will allow any cars waiting to enter the security gate to stop on the Property rather than on McDowell Road. The number of standard parking stalls near the office will increase from two (2) to five (5), including one (2) handicap stall. The Property will maintain grades to utilize the existing north and south retention areas for storm water run-off.

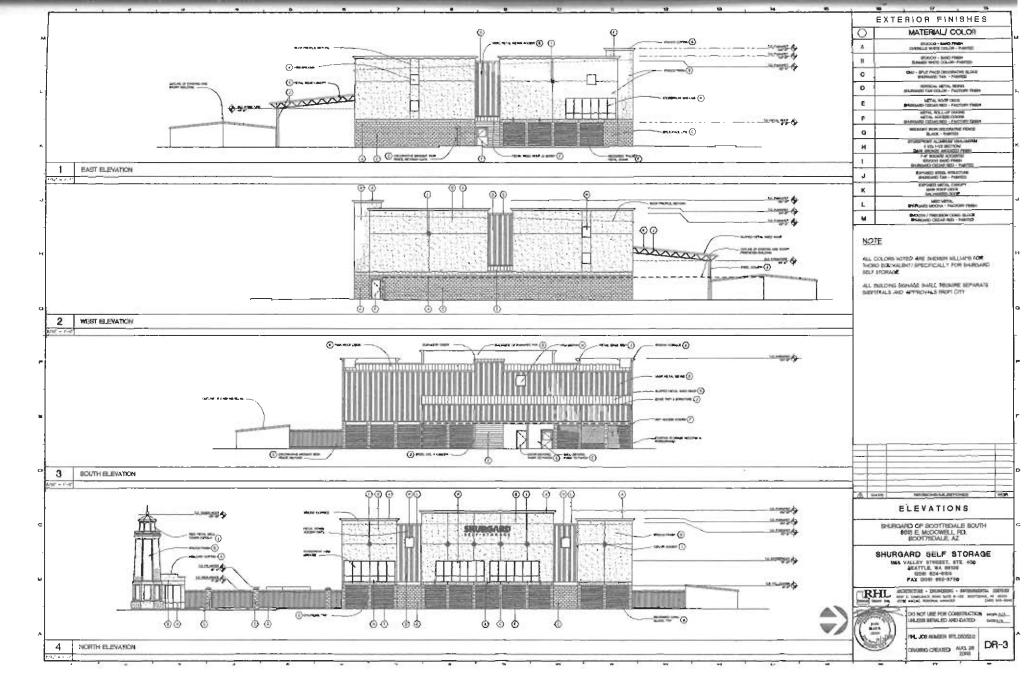
SUMMARY

The renovation will not only result in improvements in terms of aesthetic appearance of the buildings and the addition of landscape area and vegetation along McDowell Road, they will also result in safer circulation conditions for the Property and bringing the property up to Scottsdale development standards. The renovations will not have a negative impact on the surrounding properties; rather the renovations and improvements to the Property will enhance the street scene and the McDowell Road corridor to benefit the customers as well as the area in general.

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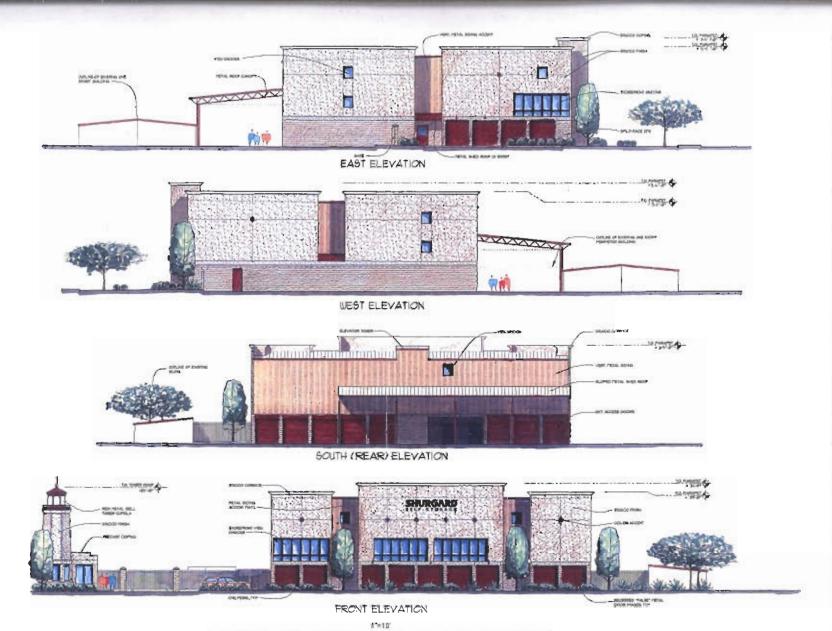






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BUILDING ELEVATIONS

92-DR-2003#2

09/09/05